



BEDFORD BOROUGH COUNCIL



Employment Monitoring Report

2023 - 2024



This Employment Monitoring Report was prepared by the
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Introduction and policy background

This Monitoring Report is the latest in a series of annual reports monitoring the supply of employment land within the Bedford Borough Council area. For the 2021/22 report, the Council took the opportunity to review its approach to employment monitoring. Following the changes to the Use Classes Order in 2021 the use class data held in the monitoring system has been updated to reflect the new classes. Breaking down floorspace data into individual use classes where information is available will help to monitor employment floorspace completions and losses in the borough more effectively.

This report supports the employment monitoring data and analysis reported in the Council's Annual Planning Monitoring Report 2023-2024 which will be published later in the year.

The Use Classes Order was updated on 1 September 2020. Class B1 Business was revoked and replaced by Class E(g). Class E(g) uses which can be carried out in a residential area without detriment to its amenity are as follows:

- E(g)(i) Offices to carry out any operational or administrative functions.
- E(g)(ii) Research and development of products and processes.
- E(g)(iii) Industrial processes.

Use Class B2 General Industry and B8 Storage and Distribution are retained.

Further information on Use Classes is available on the [Planning Portal](#).

This report takes account of B2, B8 and E(g) development which has been granted planning permission in the past and remains extant, and/or been completed between 1 April 2023 and 31 March 2024.

Table 1 summarises the total area of employment land completed, by both gross internal floor space (sq. m.) and site area (hectares), for each year from a base date of 2001 for the Borough as a whole.

Table 2 summarises the outstanding supply of planning permissions for employment uses, by both gross internal floor space (sq. m.) and site area (hectares), for each year from a base date of 2001 for the Borough as a whole. Where a negative supply has been generated this is a result of change of use applications where employment floor space has been lost to non-employment uses.

Table 3 is in the form of a schedule listing details of all B2, B8 and E(g) – Completions for 2023/24 for the Borough.

Table 4 is in the form of a schedule listing details of all B2, B8 and E(g) – Outstanding permissions for 2023/24 for the Borough.

Table 5 provides a summary of all B2, B8 and E(g) completions and outstanding permissions in the Borough at 31 March 2024.

Methodology

The Council's development management system is utilised to obtain the basic information on sites and uses, backed up by site visits where appropriate to confirm if the development has been carried out (partially or fully). If a site has been granted planning permission subject to a S106, the site is not included in the schedule of outstanding permissions until the agreement has been signed.

Both gains and losses of B2, B8 and E(g) sites are monitored to show development trends and to provide an overall net figure. Site areas given in the report are stated in gross terms in that they include any internal road layout, landscaping, car parking etc. which forms part of the scheme indicated on the planning application. The exception to this approach is on larger business or industrial parks where the site area is a net figure excluding general infrastructure and structural landscaping and is therefore a better reflection of available employment land.

From the monitoring year 2005/6 onwards, floor space as well as site area is recorded in the report. Employment floor space is broken down into B2, B8 and E(g) as well as combinations of these types where information is available to enable more detailed monitoring.

Definitions – Inclusions and exclusions

Definitions of development included and excluded from monitoring:

Included in the listing are

- all new (greenfield) B2, B8, E(g) developments
- redevelopment within the B2, B8, E(g) range
- changes of use of non B2, B8, E(g) to B2, B8, E(g) use and vice versa.

Excluded from the listing are

- expired permissions
- new B2, B8, E(g) provision within the operational curtilage of an existing business, except where this results in a loss or gain of floor space
- sites which involve the creation or loss of less than 100 sq. m of employment floorspace.

Table 1 – Summary of B1/E(g), B2, B8 completions in Bedford Borough 2001-2023/24

Year	Gain (sqm)	Loss (sqm)	Net (sqm)
2001			
2002			
2003			
2004/5*			
2005/6	6,736	-2,956	3,780
2006/7	17,100	-3,717	13,383
2007/8	28,007	-16,299	11,708
2008/9	9,608	-5,583	4,025
2009/10	16,268	-5,743	10,525
2010/11	21,408	-38,788	-17,380
2011/12	7,443	-6,549	894
2012/13	20,505	-16,302	4,203
2013/14	8,586	-16,134	-7,548
2014/15	22,729	-28,386	-5,657
2015/16	24,225	-40,897	-16,672
2016/17	25,355	-12,917	12,438
2017/18	14,049	-29,314	-15,265
2018/19	66,818	-3,463	63,355
2019/20	129,357	-13,033	116,324
2020/21	93,399	-207	93,192
2021/22	204,104	-2,264	201,840
2022/23	44,332	-3,294	41,038
2023/24	1,648	-544	1,104
Total	761,677	-246,390	515,287

* The survey for 2004/05 lasted 15 months as opposed to 12 months.

Year	Gain (ha)	Loss (ha)	Net (ha)
2001	15.24	-4.8	10.44
2002	21.77	-8.9	12.87
2003	17.11	-5.37	11.74
2004/5*	14.85	-5.24	9.61
2005/6	1.55	-0.59	0.96
2006/7	7.88	-0.75	7.13
2007/8	3.86	-0.93	2.93
2008/9	2.98	-0.73	2.25
2009/10	0.61	0	0.61
2010/11	2.68	-1.43	1.25
2011/12	0.77	-0.07	0.7
2012/13	2.76	-1.39	1.37
2013/14	6.21	-11.15	-4.94
2014/15	6.28	-11.15	-4.87
2015/16	2.62	-1.33	1.29
2016/17	6.28	-3.46	2.82
2017/18	2.71	-5.94	-3.23
2018/19	16.34	-0.69	15.65
2019/20	48.95	-3.27	45.68
2020/21	22.25	0	22.25
2021/22	54.66	-0.24	54.42
2022/23	14.66	-0.26	14.4
2023/24	1.55	-0.05	1.5
Total	274.57	-67.74	206.83

Table 2 – Summary of B1/E(g), B2, B8 outstanding supply in Bedford Borough 2001-2023/24

Year	Gain (sqm)	Loss (sqm)	Net (sqm)
2001			
2002			
2003			
2004/5*			
2005/6	252,486	-8,388	244,098
2006/7	332,203	-17,142	315,061
2007/8	328,332	-18,670	309,662
2008/9	350,812	-17,004	333,308
2009/10	355,753	-43,513	312,240
2010/11	275,720	-47,617	228,103
2011/12	308,941	-48,548	260,393
2012/13	290,187	-46,575	243,612
2013/14	292,637	-67,194	225,443
2014/15	313,155	-79,815	233,340
2015/16	236,045	-47,791	188,254
2016/17	530,137	-51,248	478,889
2017/18	487,936	-27,164	460,772
2018/19	494,105	-22,465	471,640
2019/20	288,526	-10,365	278,161
2020/21	264,393	-9,602	254,791
2021/22	158,922	-10,006	148,916
2022/23	44,339	-12,539	31,800
2023/24	67,121	-17,916	49,205

YEAR	Gain (ha)	Loss (ha)	Net (ha)
2001	76.81	-4.42	72.39
2002	65.65	-5.07	60.58
2003	67.53	-7.17	60.36
2004/5*	64.53	-3.23	61.3
2005/6	71.98	-3.19	68.79
2006/7	78.54	-2.87	75.67
2007/8	72.49	-2.57	69.92
2008/9	75.19	-1.41	73.78
2009/10	65.29	-3.46	61.83
2010/11	46.36	-1.99	44.37
2011/12	58.49	-2.49	56
2012/13	60.08	-13.98	46.1
2013/14	66.27	-12.83	53.44
2014/15	72.06	-13.81	58.25
2015/16	59.83	-14.08	45.75
2016/17	137.3	-13.29	124.01
2017/18	152.77	-11.17	141.61
2018/19	125.65	-6.38	119.27
2019/20	71.209	-3.079	68.13
2020/21	72.96	-3.03	69.93
2021/22	205.7	-0.76	204.94
2022/23	64.15	-7.43	56.72
2023/24	74.54	-4.06	70.48

Table 3 – Schedule of completions in the borough 2023/24

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
21/01507/FUL	Limegrove House, Caxton Road, Bedford	Two storey extension	0	140	0	0	0	0	0	0	0	0	0	0	0	0
21/02487/FUL	115 and 118 Bedford Heights, Brickhill Drive, Bedford	COU from office to driving test centre	240	0	0	0	0	0	0	0	0	0	0	0	0	0
22/00448/FUL	Kempston Ltd, Brunel Road, Bedford	Single storey extension	0	0	0	0	0	0	0	0	0	209	0	0	0	0
22/00956/CPNMA	113 High Street, Bedford	COU from office to residential	304	0	0	0	0	0	0	0	0	0	0	0	0	0
23/02292/S73A	Olympia House, Manton Lane, Bedford	Erection of storage building	0	0	0	0	0	0	0	0	0	0	0	199	0	0
21/01062/FUL	Pax Hill, High Street, Pavenham	COU of grain store to light industrial workshop	0	0	0	0	0	500	0	0	0	0	0	0	0	0
23/00340/S73A	H E Payne Transport Ltd, The Lane, Wyboston	Erection of industrial canopy	0	0	0	0	0	0	0	0	0	600	0	0	0	0
Borough totals			544	140	0	0	0	500	0	0	0	809	0	199	0	0

Table 4 – Schedule of outstanding supply in the borough at 31 March 2024

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
21/01164/CPNO	Technology House, 239 Ampthill Road, Bedford	COU from office to residential	1,912	0	0	0	0	0	0	0	0	0	0	0	0	0
21/02136/CPNO	Aecom House, 200 Horne Lane, Bedford	COU from office to residential	1,635	0	0	0	0	0	0	0	0	0	0	0	0	0
21/02804/MAF	Richardson Milling (UK) Ltd, Mile Road and land at Windsor Road, Bedford	Demolition of existing office and erection of new B2/B8 building.	2,066	1,461	0	0	0	0	0	0	1,619	1,489	2,805	7,245	0	0
21/03168/FUL	20-21 Shuttleworth Road, Bedford	Rear extension to existing building	0	0	0	0	0	184	0	0	0	0	0	0	0	0
22/00328/FUL	135-137 Tavistock Street, Bedford	COU from office to residential	137	0	0	0	0	0	0	0	0	0	0	0	0	0
22/00745/FUL	69-71 Bromham Road, Bedford	New third floor above existing office building	0	278	0	0	0	0	0	0	0	0	0	0	0	0
22/01137/CPNM A	11 Lurke Street, Bedford	COU from office to residential	1,179		0	0	0	0	0	0	0	0	0	0	0	0
22/01725/MAF	Former Midland Structures Site, Ampthill Road, Bedford	Erection of three commercial units	0	0	0	0	0	0	0	0	0	0	0	1,822	0	0
22/02763/FUL	First and second floors 22B Foster Hill Road, Bedford	COU from office to residential	112	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00138/FUL	Car park at 3 Duke Street, Bedford	Erection of a two storey office building	0	128	0	0	0	0	0	0	0	0	0	0	0	0
23/01014/CPNMA	Broadway House, 4-6 The Broadway, Bedford	COU from office to residential	409	0	0	0	0	0	0	0	0	0	0	0	0	0
23/01275/COU	1 Brereton Road, Bedford	COU from office units to retail	0	0	167	0	0	0	0	0	0	0	0	0	0	0
23/01278/FUL	Land at Unit 2 Windsor Road, Bedford	Erection of new industrial unit	0	0	0	0	0	0	0	0	0	100	0	0	0	0
23/01315/CPNMA	1 Lurke Street, Bedford	COU from office to residential	1,229	0	0	0	0	0	0	0	0	0	0	0	0	0
23/01823/CPNMA	1-6 Claire Court and 8, 10 and 10A Lime Street, Bedford	COU from office to residential	321	0	0	0	0	0	0	0	0	0	0	0	0	0
23/02753/CPNMA	Broadway House, 4-6 The Broadway, Bedford	COU from office to residential	331	0	0	0	0	0	0	0	0	0	0	0	0	0
24/00008/CPNMA	16A Ridgmount Street, Bedford	COU from office to residential	170	0	0	0	0	0	0	0	0	0	0	0	0	0
22/01534/FUL	Mobile Freezer Rentals Ltd, Greensbury Farm, Thurleigh Road, Bolnhurst	Demolition of existing and erection of two new industrial units with offices	266	237	0	0	0	0	0	0	0	701	0	0	0	0
22/02346/FUL	Unit 4 and 5 Greensbury Farm, Thurleigh Road, Bolnhurst	COU from E(g)(iii) and B8 to Class E(g) and B8	0	0	0	0	319	0	0	0	0	0	283	0	0	602

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
22/02658/MAF	Bromham Mill, Bridge End, Bromham	Redevelopment including erection of 6 office units	0	262	0	0	0	0	0	0	0	0	0	0	0	0
23/00725/CPNR	Home Farm, Cople Road, Cardington	COU of barn to Class E(g)(iii)	0	0	0	0	0	323	0	0	0	0	0	0	0	0
23/02269/COU	New Road Farm, 8A Bedford Road, Cople	COU from workshop to storage	0	0	0	0	111	0	0	0	0	0	0	111	0	0
21/01366/CPNR	Medbury Farm, Medbury Lane, Elstow	COU of barn to light industrial	0	0	0	0	0	293	0	0	0	0	0	0	0	0
21/02128/FUL	Tool Hire Express Ltd, New Road, Great Barford	Two storey office extension	0	327	0	0	0	0	0	0	0	0	0	0	0	0
20/02915/FUL	11 Ronald Close, Kempston	Extension and erection of new workshop	0	0	0	0	0	0	0	0	0	309	0	0	0	0
21/03208/FUL	Gavin Fleetcare Ltd, Triumph Way, Kempston	New vehicle servicing workshop	0	0	0	0	0	0	0	0	0	164	0	0	0	0
22/01009/FUL	Unit 2 Lyon Close, Kempston	Rear extension to existing warehouse	0	0	0	0	0	0	0	0	0	0	0	224	0	0
23/00167/CPNR	Top Farm, West End Road, Kempston	COU of barn to Class E(g)(i)	0	419	0	0	0	0	0	0	0	0	0	0	0	0
23/01968/S73	The Old Ford, Rushey Ford Business Park, West End Road, Kempston	Two storey detached office	0	149	0	0	0	0	0	0	0	0	0	0	0	0
23/01180/FUL	Brigade House, Allington Road, Little Barford	Extension of manufacturing building	0	0	0	0	0	0	0	0	0	220	0	0	0	0
22/01308/FUL	The Beaver Woodchip Co, Radwell Road, Milton Ernest	New commercial building	0	0	0	0	0	0	0	0	0	183	0	0	0	0
23/01869/CPNR	Greys Farm, Wymington Road, Podington	COU of barn to Class E(g)(iii)	0	0	0	0	0	482	0	0	0	0	0	0	0	0
23/01368/MAF	Colworth Science Park, Sharnbrook	Demolish annexe, restaurant and outbuilding. Extend former operations building	0	0	0	0	0	0	2,445	2,589	0	0	0	0	0	0
23/02468/MAF	Navigator MSL, Mill Road, Sharnbrook	Single storey side and two storey rear extension	0	0	0	0	0	0	0	0	0	510	0	0	0	0
19/02708/FUL	Kinsbourne, Bury End, Stagsden	Erection of a B8 building	0	0	0	0	0	0	0	0	0	0	0	810	0	0
23/01809/MAF	Unit 3 and land at Kinsbourne, Bury End, Stagsden	Demolition of existing car repair building and erection of two light industrial buildings	0	0	0	0	0	1,200	0	0	232	0	0	0	0	0
23/01712/FUL	Basmead Manor, Staploe	Erection of office building	0	124	0	0	0	0	0	0	0	0	0	0	0	0
18/03022/EIA	Former Stewartby Brickworks, Broadmead Road, Stewartby	Mixed use redevelopment*	0	3,500	0	0	0	0	0	0	0	0	0	0	0	0

Application reference	Site address	Development	E(g)(i) loss (sqm)	E(g)(i) gain (sqm)	E(g)(ii) loss (sqm)	E(g)(ii) gain (sqm)	E(g)(iii) loss (sqm)	E(g)(iii) gain (sqm)	E(g) unspecified loss (sqm)	E(g) unspecified gain (sqm)	B2 loss (sqm)	B2 gain (sqm)	B8 loss (sqm)	B8 gain (sqm)	E(g) B2 B8 mixed loss (sqm)	E(g) B2 B8 mixed gain (sqm)
19/01711/FUL	Bryher Farm, Colesden Road, Wilden	Demolish existing and erection of industrial unit	0	143	0	0	0	288	0	0	0	0	168	0	0	0
22/02694/MAF	Land at Crowhill Farm, Ravensden Road, Wilden	Erection of a new storage building	0	0	0	0	0	0	0	0	0	0	0	1,024	0	0
21/02077/MAO	Land south of Fields Road, Wootton	Employment units	0	0	0	0	0	0	0	13,748	0	0	0	0	0	0
22/01774/MAO	Land south of A428 Wyboston Lakes, Great North Road, Wyboston	Business park with up to 23,400 sqm floorspace	0	0	0	0	0	0	0	23,400	0	0	0	0	0	0
23/01022/MAR	Land east of Cherry Tree Cottage, Wyboston Road, Colesden	Erection of E(g) / B8 buildings	0	0	0	0	0	0	0	1,615	0	0	0	457	0	0
Borough totals			9,767	7,028	167	0	430	2,770	2,445	41,352	1,851	3,676	3,256	11,693	0	602

* The amount of employment floorspace to be lost at the former Stewartby brickworks is unknown.

Table 5 – Summary of completions and outstanding supply in the borough at 31 March 2024

These figures are presented in the current monitoring period row of Table 1 and Table 2

	E(g)(i) completions (sqm)	E(g)(i) supply (sqm)	E(g)(ii) completions (sqm)	E(g)(ii) supply (sqm)	E(g)(iii) completions (sqm)	E(g)(iii) supply (sqm)	E(g) unspecified completions (sqm)	E(g) unspecified supply (sqm)	B2 completions (sqm)	B2 supply (sqm)	B8 completions (sqm)	B8 supply (sqm)	E(g) B2 B8 mixed completions (sqm)	E(g) B2 B8 mixed supply (sqm)
Gains	140	7,028	0	0	500	2,770	0	41,352	809	3,676	199	11,693	0	602
Losses	544	9,767	0	167	0	430	0	2,445	0	1,851	0	3,256	0	0
Net	-404	-2,739	0	-167	500	2,340	0	38,907	809	1,825	199	8,437	0	602